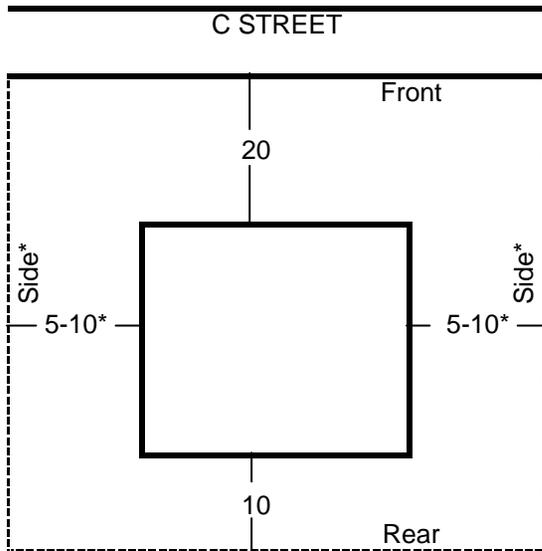




YARD SETBACKS, BUILDING HEIGHT, LOT COVERAGE

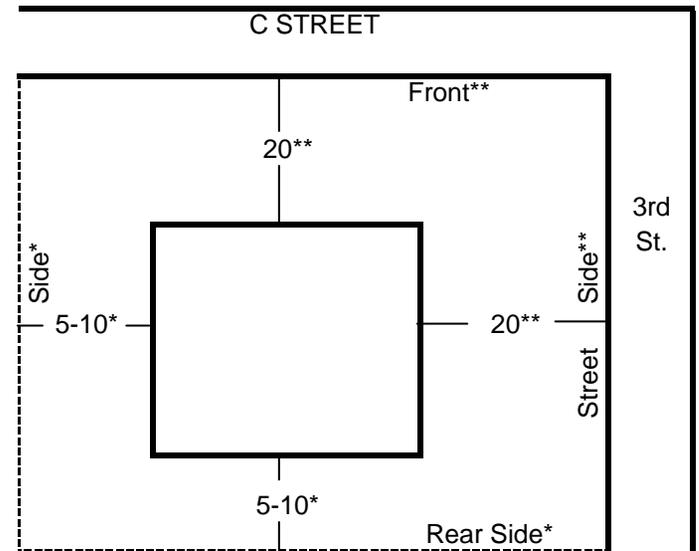
Residential Zones (excluding R-4)



NON-CORNER LOT

MINIMUM SETBACKS:

- FRONT - 20 FEET
- REAR - 10 FEET
- SIDES* - 5-10 FEET



CORNER LOT

MINIMUM SETBACKS:

- FRONT** - 20 FEET
- REAR AND SIDE* - 5-10 FEET
- STREET SIDE** - 20 FEET

*Side setback = building height divided by 3, or 5 feet, whichever is greater

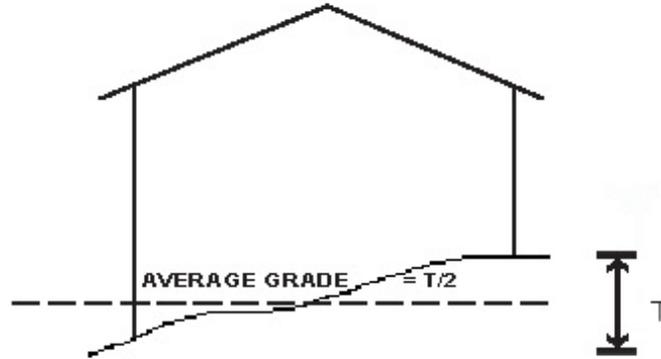
**Street side setback may be reduced 1 foot for every 2 feet of increase in front setback, to a minimum of 10 feet (e.g., if front = 22 feet, then street side = 19 feet)

Exceptions: 30 feet required from State Highway or arterial street right-of-way

BUILDING HEIGHT LIMIT: 30 feet (see reverse to determine building height)
LOT COVERAGE LIMIT: 30% of total lot area

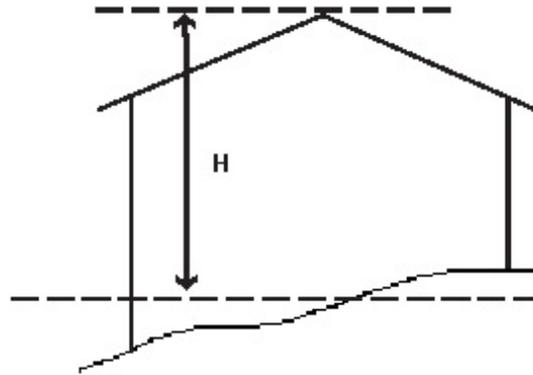
TO DETERMINE BUILDING HEIGHT

1. DETERMINE AVERAGE GRADE FOR EACH SIDE.



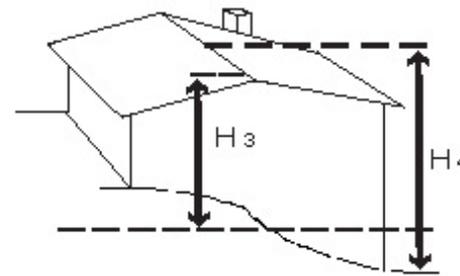
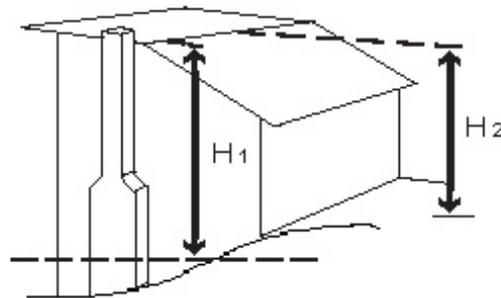
Average grade = total difference in grade, (T), divided by 2. On level lots, average grade and actual finished grade will be the same.

2. MEASURE HEIGHT OF EACH SIDE



Side height (H) = vertical distance from average grade to highest point of roof.

3. ADD TOGETHER HEIGHT MEASUREMENTS FROM EACH SIDE AND DIVIDE BY THE NUMBER OF SIDES.



$$\frac{H_1 + H_2 + H_3 + H_4}{4} = \text{average building height}$$